

LP ACQUISITIONS

REAL ESTATE DEVELOPMENT

March 17, 2017

Ms. Jennifer Armer, Associate Planner
Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95031
Phone: (408) 354-6872
Email: jarmer@losgatosca.gov

RE: Response Letter to Planning Commission from Public Hearing on August 24, 2016.
405 Alberto Way
Architecture and Site Application S-15-056
Conditional Use Permit Application U-15-009
APN 529-23-018

Thank you for recommending approval of LP Acquisition's above-referenced project to the Planning Commission at its hearing on August 24, 2016.

In anticipation of the continued Planning Commission Public Hearing scheduled for March 22nd, this response letter describes the architectural changes between the Original Plan Set (a/k/a 401-405 Alberto Way) submitted on July 13, 2016 and the Revised Plan Set (a/k/a 405 Alberto Way) submitted on March 9, 2017, and responds to the Planning Commissioner's direction from the August 24, 2016 Public Hearing.

SUMMARY OF ARCHITECTURAL CHANGES:

Since the August 24, 2016 Planning Commission meeting, LP Acquisitions has been meeting with the neighbors and interested parties, and we initiated a comprehensive effort to redesign our Project in response to both the Town and neighborhood comments and concerns. Based on the feedback we received from the Planning Commission and the neighborhood, we revised the architecture to incorporate the following key design modifications:

We combined the former two (2), two-story buildings into a single, two-story building thereby resulting in a 9,000 square foot reduction in floor area, and a reduction in overall heights by 5.5 feet on the north side and 6.0 feet on the south side of the new building when compared to the previous two buildings. Other changes include:

- To illustrate the reduction in the building massing and size, the original design was 1,614,290 cubic feet ("cf") and the proposed redesign is 1,207,665 cf. Therefore, we reduced the building size by 25%.

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- We relocated the office building to the rear of the site, against the setback lines on Saratoga-Los Gatos Rd. (Route 9) and the on-ramp to Highway 17. This accomplishes two very important goals: 1) allows for significantly more open space on the Alberto Way frontage to the building, which is utilized for additional surface parking and amenity space, and 2) enhance the views of the existing trees and mountains behind the building, when viewed from the properties on the other side of Alberto Way.
- We shifted the building by an additional 10 feet away from the north property line, in response to concerns from the Las Casitas neighbors which borders the Applicant's property to the north.

The reduced building size, along with a reduced parking ratio of 4 spaces per 1,000 square feet of building area, results in a 58-space reduction in the overall parking count from 390 parking spaces to 332 parking spaces. In response to the Town and neighborhood concerns regarding the former design's lack of surface parking, we increased the surface parking count from 7 to 42 parking spaces. The overall parking reduction also results in a significant reduction in size of the underground parking garage (which we retained) thereby accommodating all construction staging on site, instead of in the street.

We replaced the proposed building foundation with a concrete superstructure in order to significantly reduce the building height by 5.5 feet on the north side and 6.0 feet on the south side. Consequently, the revised building footprint preserves the views of the existing trees and mountains behind the building, when viewed from the properties on the other side of Alberto Way.

We also eliminated the tower elements in response to the Planning Commission and neighbors' concerns that the elements were too prominent, and we eliminated the second-floor exterior balcony on the north (Las Casitas) side of the building. All second-floor exterior balconies now face Alberto Way thereby enhancing the design hierarchy of the building to create more definition between the ground and second floor design elements. LP Acquisitions retained the Mission style architecture which maintains the small-town flavor of other, nearby commercial developments in Los Gatos and resembles the massing and scale of the other existing buildings in the immediate neighborhood.

Lastly, and in response to both the Town and neighbor concerns with respect to traffic and safety on Alberto Way, and consistent with the Town's Complete Street Ordinance, we are proposing to dedicate a portion of the site for the purpose of widening and straightening Alberto Way, allowing for the addition of both a bike lane in front of the property and an extended right turn lane onto Saratoga-Los Gatos Road (Route 9). We have identified locations for detached sidewalk improvements on both the Alberto Way and Saratoga-Los Gatos Road (Route 9) street frontages, and are proposing to install new curb, ramps and crosswalk at the Saratoga-Los Gatos Road (Route 9) to the Highway 17 on ramp.

We have addressed the Town's and neighbors' concerns regarding the project through the design modifications summarized above and further discussed in ARC TEC's letter dated March

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16, 2017. The proposed modifications described above are feasible and represent minor revisions and clarifications to the overall project description that will not add significant new information to the Town of Los Gatos 401-409 Alberto Way Draft and Final Environmental Impact Report (EIR). This information will not require recirculation of the EIR because the proposed modifications will further lessen impacts that the Town previously found to be less than-significant. Further the changes incorporated into the Project would not involve a new significant environmental impact, a substantial increase in the severity of a prior environmental impact, or a feasible mitigation measure or alternative that we declined to adopt and that will clearly lessen any project impacts. No information provided in our submittal indicates that the Draft EIR was inadequate or conclusory or that the public was deprived of a meaningful opportunity to review and comment on the EIR.

SUMMARY OF PLANNING COMMISSIONER DIRECTIONS TO THE APPLICANT FROM THE AUGUST 24, 2016 PUBLIC HEARING:

The following summarizes key comments from the Planning Commission followed by our response to the comment referred to as, the “Applicant Response.”

Thomas O’Donnell (Chair)

1. Requested a 1/3 reduction in the size of the building.

APPLICANT RESPONSE: The Applicant’s proposed redesign of the office project reduces the size and mass of the building by combining the two former buildings into a single building (a/k/a 405 Alberto Way). The smaller single building redesign provides less floor area and would result in further setting back the building to the rear setback allowed by the Town. Also, we reduced the building’s overall heights by 5.5 feet on the north side and 6.0 feet on the south side, and we eliminated the tower elements. Consequently, the overall size of the building expressed in cubic feet has resulted in a 25% reduction. Additionally, the following facts support our redesigned office project: 1) the current Class A office vacancy rate in Los Gatos is at or near 0% (see attached exhibit “Colliers Los Gatos Office Class A Snapshot”); therefore, there is an enormous demand for more Class A office in Los Gatos; 2) Due to the high price of land and construction costs, it is not financially feasible for LP Acquisitions to develop an office project of less than 83,000 square feet on this site. For example, the parking structure costs alone exceed \$12 million dollars. When coupled with the land price, the land acquisition cost and the parking structure together result in a development cost of \$615 per square foot. This cost does not include other development costs associated with grading and excavation, and on-site and off-site infrastructure. Lenders typically expect a 12% annual lease payment on total costs for the lender’s own risk calculations in order to decide whether to invest in a commercial office project. With a 12% annual lease payment, the rent would need to be \$6.15 triple net lease (NNN). In the Los Gatos office market, rents are closer to \$4.50 NNN which would result in a return below 9%. With a return below 9% and the development costs associated

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with this project for an 83,000 square foot building the revised Project is barely at the threshold of feasibility. Any further reductions in project size compromise the likelihood that LP Acquisitions will be able to secure a lender for this project. Accordingly, LP Acquisitions found that the 83,000 square foot building is the smallest sized building that feasibly could be developed and still meet the basic project objectives, while incorporating the design changes requested by the Planning Commission and the public.

D. Michael Kane (Vice Chair)

1. The new office project should be similar (in architectural style) with surrounding neighborhood per Community Design Element ("CD"), Section 1.4

APPLICANT RESPONSE: As there is no prevalent commercial architectural style in the immediate surrounding neighborhood as discussed at the August 24th Planning Commission meeting, we redesigned the proposed project to promote the small-town atmosphere "feel and image", and so that the building complements the existing commercial centers consistent with the maintenance and design of a small-town Class A office center. Specifically, the project vernacular is of a mission-style architecture and the building incorporates various design elements of the Hotel Los Gatos and Palo Alto Medical Foundation building located on Los Gatos Boulevard. The Town's Architectural Consultant approved the proposed architectural style as in keeping with the Town's Commercial Design Guidelines.

2. Develop traffic safety measures:

- a. For vehicles turning from Alberto Way onto Saratoga- Los Gatos Road (Route 9) westbound – cars are driving too fast down the hill under existing conditions.

APPLICANT RESPONSE: LP Acquisitions is proposing to incorporate the Town's Complete Street Program into the Project circulation system. For example, the Project includes detached sidewalk along Saratoga-Los Gatos Road (Route 9) in order to create a buffer between pedestrians and vehicles exiting onto the Hwy 17 onramp. The sidewalk will lead to an ADA compliant ramp that will allow pedestrians to cross the Hwy 17 onramp with the use of a striped crosswalk as shown on Sheets A1.01 and C2.0 of the March 9, 2017 Revised Plan Set submittal package. To address the existing conditions, the Town could consider installing a speed feedback sign on the hill.

- b. Look into installing traffic calming measures on Alberto Way.

APPLICANT RESPONSE: After the August 24, 2016 Planning Commission Hearing, the LP Acquisitions project team met with Public Works and Planning on September 2, 2016 to explore various options for traffic calming measures on Alberto Way and Saratoga-Los Gatos Road (Route 9). Per the Town's Public Works Department, LP Acquisitions would need to comply with the Town's Traffic Calming Policy. Traffic calming is

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initiated by submitting a petition signed by 50% of the Alberto Way Residences in accordance with the Town's Traffic Calming Policy. Further discussion with the Town's Public Works would be required if the neighborhood were to request further traffic calming improvements in the area.

Kendra Burch (Commissioner)

1. Reduce the size of the building.

APPLICANT RESPONSE: See Applicant Response under Thomas O'Donnell and Matthew Hudes.

Matthew Hudes (Commissioner)

1. Explore a more visible pedestrian crossing at the Hwy 17 Northbound on-ramp working with Staff and CalTrans.

APPLICANT RESPONSE: LP Acquisitions will implement the Town's Complete Street Program as summarized above. The Applicant will install a detached sidewalk along Saratoga-Los Gatos Road (Route 9) in order to create a buffer between pedestrians and vehicles entering onto the Hwy 17 onramp. The sidewalk will lead to an ADA compliant ramp that will allow pedestrians to cross the Hwy 17 onramp with the use of a striped crosswalk. To address existing pedestrian safety concerns, the Town could consider installing flashing beacons at the cross walk to make it more visible, which would be consistent with CalTrans' suggestion in its June 13, 2016 letter that beacons be installed at this location. Presumably, then, CalTrans would be inclined to approve the beacons and the Applicant would be happy to install these flashing beacons as part of its offsite improvement plan at this cross walk.

2. Explore with Staff the possibility of straightening and widening Alberto Way to allow ingress/egress of emergency vehicles and a bike lane, as well as implement the Town's Complete Street Program.

APPLICANT RESPONSE: LP Acquisitions will implement the Town's Complete Street Program. The Applicant has proposed a land dedication along the Alberto Way frontage in order to facilitate this request. The revised design has moved a majority of the existing curb and gutter into the proposed land dedication as well as the excess ROW (back 5 feet) in order to have a wider and straighter roadway section. This widening will allow Alberto Way to incorporate a bicycle lane and a longer right turn lane which leads onto Saratoga-Los Gatos Road (Route 9). Additionally, the wider road will improve the visibility between pedestrians and vehicles.

3. Reduce the massing and size of Building 401 (Eastern façade) and articulate the top floor in a way similar to the existing buildings and move Building 401 more to the rear of the property.

APPLICANT RESPONSE: The revised design combines the two former buildings into a single building (a/k/a 405 Alberto Way). The new building is entirely

APPLICANT RESPONSE LETTER

repositioned to the rear setback and the southern end of the new building is over 60 feet further away from Alberto Way than the former 401 building. We eliminated the second-floor exterior balcony on the north (Las Casitas) side of the building. As a result, all second-floor exterior balconies now face Alberto Way which breaks up the building massing by accentuating the first floor and moves the second floor further away from Alberto Way. Furthermore, through the use of a concrete structure, LP Acquisitions reduced the floor-to-floor heights and we reduced the mansard roof height thereby resulting in an overall building height reduction of 5.5 feet on the north side and by 6.0 feet on the south side of the property. **We eliminated both tower elements which has significantly reduced the height in these specific roof areas by 13.6 feet on the north side and 12 feet on the south side.** This allows for views of the existing trees in the CalTrans right-of-way and distant mountains to be visible from the properties across Alberto Way.

Melanie Hanssen (Commissioner)

1. Reduce the size of the buildings.
APPLICANT RESPONSE: See Applicant Response above under Thomas O'Donnell and Matthew Hudes.
2. Requests that the Residents and Applicant work together.
APPLICANT RESPONSE: The Alberto Way residents, as part of the various Homeowner Associations appointed John Mittelstet to be our Point of Contact ("POC"). LP Acquisitions initiated contact with Mr. Mittelstet and has been providing him regular updates. The first set of new drawings was delivered to him on January 18, 2017 and two Neighborhood Outreach meetings were held on January 30, 2017. See attached exhibit "Summary of January 30, 2017 Neighborhood Outreach Meetings". Additionally, Mr. Mittelstet has arranged a following-up Neighborhood Outreach Meeting with LP Acquisitions and the neighbors for March 20, 2017 in order to educate the neighbors on the latest revisions in the March 9, 2017 Revised Plan Set.
3. Preserve the Small-Town Character per CD Introduction and General Plan LU 1.2.
APPLICANT RESPONSE: The proposed project has been designed so that it complements the small-town atmosphere and image; and it preserves and promotes existing commercial centers consistent with the maintenance and design of a small-town Class A office center. Specifically, this project incorporated various design elements from the Hotel Los Gatos and Palo Alto Medical Foundation office building located on Los Gatos Boulevard.
4. Ensure the land use is consistent with the neighborhood per General Plan LU1.4 and LU1.8.
APPLICANT RESPONSE: The proposed project has been designed in conformance with the Town of Los Gatos Zoning requirements. Proposed site coverage, height limitations and parking requirements all meet the Town zoning requirements. LP Acquisitions proposed a project that complies with the applicable General Plan and Zoning requirements. We have not requested any

APPLICANT RESPONSE LETTER

special considerations, variances, exceptions or amendments as part of this application. The overall building size expressed in cubic feet is now 25% small which promotes the design of a small-town scale.

Charles Erikson (Former Commissioner)

1. Wants a new proposal that addresses the following:
 - i. Significant reduction in scale and size of the building. Applicant to decide what is appropriate.
APPLICANT RESPONSE: See Applicant Response above under Thomas O'Donnell and Matthew Hudes.
 - ii. Move Building 405 further away from the Las Casitas HOA neighborhood which borders the Applicant's property on the north.
ARCHITECT RESPONSE: The northern side of the redesigned building has been repositioned to be 10 feet further away from the Las Casitas property line. Per the revised design, the northern side of the building will now sit more than 25 feet from the property boundary (15 feet setback + the additional 10 feet recently incorporated into the Revised Plan Set). As noted above, the Applicant also removed the second-floor exterior balcony on this side per the neighbor's request.
 - iii. Maintain underground parking structure.
 - iv. **APPLICANT RESPONSE:** The underground parking structure has been retained. The reduced building size, along with a reduced parking ratio of 4 spaces per 1,000 square feet of building area, allows the OVERALL parking count to be reduced from 390 parking spaces down to 332 parking spaces (a reduction of 58 OVERALL parking spaces). As a result, the footprint of the underground parking structure has been dramatically reduced in size and its overall parking count has been significantly decreased by a total of 93 parking spaces from the former 383 garage parking spaces down to 290 garage parking spaces. In response to the Town and neighborhood concerns regarding the former design's lack of surface parking, the Applicant increased the surface parking count from 7 to 42 parking spaces. Additionally, the parking reduction creates a significant reduction in size of the underground parking garage, which will now allow for all construction staging to occur on site and it reduces the amount of export off-haul during excavation. See attached exhibits "Revised Project Construction Details for 405 Alberto Way" and "Revised Project Construction Export Details for 405 Alberto Way".
 - v. Re-examine safety measures and widen the street. Work with Staff to implement traffic calming measures on Alberto Way.
APPLICANT RESPONSE: See Applicant response above under D. Michael Kane and Matthew Hudes. The Applicant has straightened and widened Alberto Way by over 5 feet. The Applicant will continue to work with the Town on potential traffic calming measures. Further discussion with the Town's Public Works is required.

APPLICANT RESPONSE LETTER

- vi. Incorporate architectural styles that are consistent with the Neighborhood. Mediterranean architecture doesn't fit the character of the neighborhood.

APPLICANT RESPONSE: See Applicant Response above under D. Michael Kane.

Please feel free to contact me if you have any questions. Thank you for your assistance.

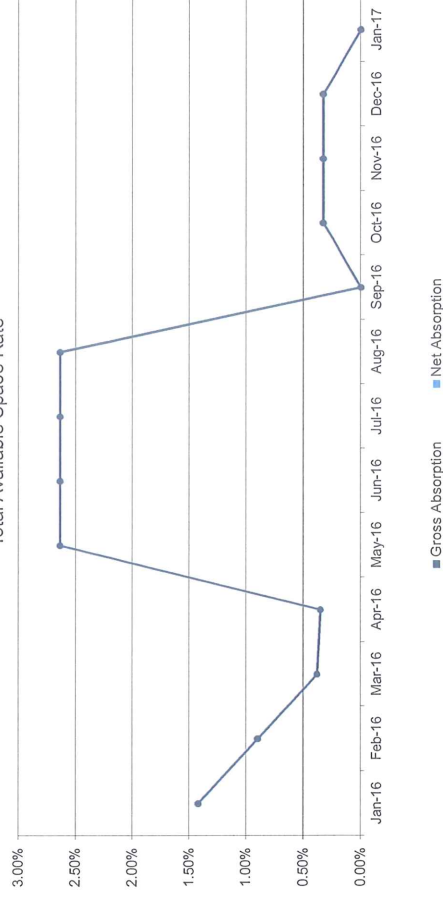
Sincerely,

Shane Arters

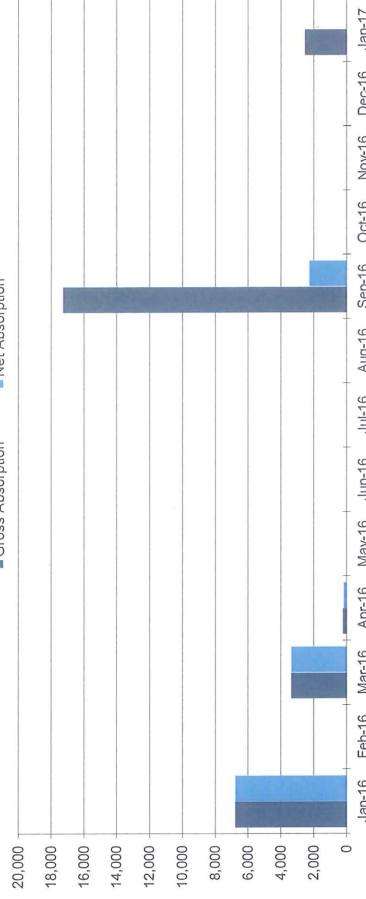
Shane Arters
Principal & COO

MONTHLY SNAPSHOT

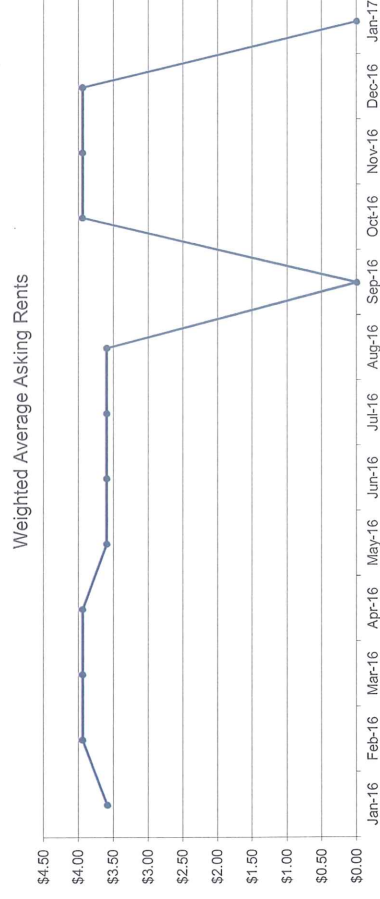
Los Gatos Office Class A Available Space



Los Gatos Office Class A Absorption



Los Gatos Office Class A Weighted Average Asking Rents



Quarter	Date	Direct Vacant	Sublease Vacant	Direct Occupied	Sublease Occupied	Total Available Space	Total Available Space Rate	Building Base
Q4-16	Jan-17	0	0	0	0	0	0.00%	655,340
	Dec-16	0	0	0	2,137	2,137	0.33%	655,340
	Nov-16	0	0	0	2,137	2,137	0.33%	655,340
Q3-16	Oct-16	0	0	0	2,137	2,137	0.33%	655,340
	Sep-16	0	0	0	0	0	0.00%	655,340
	Aug-16	2,298	0	15,000	0	17,298	2.64%	655,340
Q2-16	Jul-16	2,298	0	15,000	0	17,298	2.64%	655,340
	Jun-16	2,298	0	15,000	0	17,298	2.64%	655,340
	May-16	2,298	0	15,000	0	17,298	2.64%	655,340
Q1-16	Apr-16	2,298	0	0	0	2,298	0.35%	655,340
	Mar-16	2,496	0	0	0	2,496	0.38%	655,340
	Feb-16	5,892	0	0	0	5,892	0.90%	655,340
Q4-15	Jan-16	9,339	0	0	0	9,339	1.43%	655,340

Quarter	Date	Date Range	Gross Absorption	Net Absorption	Gross Absorption Quarter	Net Absorption Quarter
Q4-16	Jan-17	12/1/16 to 12/1/17	2,557	0	2,557	0
	Dec-16	11/1/16 to 12/1/16	0	0	0	0
	Nov-16	10/1/16 to 11/1/16	0	0	0	0
Q3-16	Oct-16	9/1/16 to 10/1/16	0	0	17,298	2,298
	Sep-16	8/1/16 to 9/1/16	17,298	2,298	17,298	2,298
	Aug-16	7/1/16 to 8/1/16	0	0	0	0
Q2-16	Jul-16	6/1/16 to 7/1/16	0	0	0	0
	Jun-16	5/1/16 to 6/1/16	0	0	0	0
	May-16	4/1/16 to 5/1/16	0	0	0	0
Q1-16	Apr-16	3/1/16 to 4/1/16	239	198	3,635	3,594
	Mar-16	2/1/16 to 3/1/16	3,396	3,396	3,396	3,396
	Feb-16	1/1/16 to 2/1/16	0	0	0	0
Q4-15	Jan-16	12/1/15 to 1/1/16	6,813	6,813	6,813	6,813

Quarter	Date	Weighted Rent in FS
Q4-16	Jan-17	\$0.00
	Dec-16	\$3.95
	Nov-16	\$3.95
Q3-16	Oct-16	\$3.95
	Sep-16	\$0.00
Q2-16	Aug-16	\$3.60
	Jul-16	\$3.60
	Jun-16	\$3.60
Q1-16	May-16	\$3.60
	Apr-16	\$3.95
	Mar-16	\$3.95
	Feb-16	\$3.95
Q4-15	Jan-16	\$3.59



Summary of January 30, 2017 Neighborhood Outreach Meetings

Neighborhood Outreach Table of Contents

1. January 30, 2017, 4:30 pm, Open House outreach at Los Gatos Commons
2. January 30, 2017, 6 pm, Open House outreach at Los Gatos Commons

*The above Community Outreach Meetings are in addition to 14 other Neighborhood Meetings we held with Alberto Way residents since September 2015. In total, LP Acquisitions has held 16 Neighborhood Meetings which Planning has received copies of such with every resubmittal. Please see the July 13, 2016 resubmittal for documentation of the other 14 meetings.

Questions and Feedback from the January 30, 2017, 4:30 pm Open House:

Question or Comment:

- What is the new size of the project?
- Why didn't we reduce the size by 33% as requested by the Planning Commission on August 24th, 2016?
- How many parking spaces were removed
- How many more parking spaces are at-grade
- How many parking spaces are in the garage
- How many parking spaces is the Project removing from Alberto Way
- Is the Project frontage now straighter
- Are there three dedicated lanes for traffic
- Is there now a bike lane
- Do we now meet the Complete Streets Guidelines
- Are we improving the frontage to Alberto and LG/S
- Can we build a bridge over the 17 North onramp
- Can you provide traffic safety ideas on Alberto
- How much did the left turn lane from LG/S extend
- Are the buildings as high now as prior

Applicant Response:

83,000 sf

Class A vacancy is at or near 0% and economically unfeasible

60 spaces

40 spaces now (7 spaces in the prior design)

290 spaces

8 spaces

Yes

Yes, at the intersection, 1 lane inbound, two lanes out

Yes, dedicated and striped

Yes

Yes

No

Yes, but public works owns the road and solutions

100 feet

No, the height was reduced by 6.5 feet on the north side and 7.5 feet on the south side

<ul style="list-style-type: none"> • Is the building leased yet • What type of tenant will we look for 	<p>No, but several parties are interested in leasing Various class “A” tenants which are allowed within the current zoning code</p>
<ul style="list-style-type: none"> • Is the building further back on the site 	<p>Yes, substantially, 60 feet further away from Alberto Way</p>
<ul style="list-style-type: none"> • Did we move the building back from Las Casitas 	<p>Yes, another 10 feet. We also removed the 2nd floor deck area</p>
<ul style="list-style-type: none"> • How did we reduce building massing • How does this help • Was more stone added to the ground floor • Are the windows different now 	<p>We added balconies in the front façade of the building The massing is now on the ground floor Yes, substantially more stone Yes, the redesign has the ground floor windows inset by 24 to 36 inches to emphasize the massing</p>
<ul style="list-style-type: none"> • Are the Western foothill views better now 	<p>Yes, in addition to the height reduction mentioned above we eliminated the tower elements too</p>
<ul style="list-style-type: none"> • Concern about emergency access during construction 	<p>Our redesign now allows full access to the site for all Construction deliveries and concrete pouring</p>
<ul style="list-style-type: none"> • Is the parking garage smaller now than prior • Will this lead to faster excavation and off-haul • Will we have flag-men in the streets coordinating traffic 	<p>Yes, quite a bit Yes, approximately 2 calendar weeks faster than prior Yes</p>

Questions and Feedback from the January 30, 2017, 6 pm Open House

Question or Comment:

- Did you consider reducing the project size
- Is there open space now for the project
- Is it available to the public
- Is there a path around the building
- Is parking allowed in the at-grade spaces by neighbors
- Will the employees arrive at the site at the same time
- Will the employees leave the site at the same time
- How do we know this about traffic patterns
- Is the bike lane safe for bikes
- Are the three new lanes for traffic marked in paint

Applicant Response:

Yes, we ran the financial pro-forma and the current size of 83,000 square feet is what works

Yes, on the north side, there is a large green space

Not at this time, it is part of the Project set-back

Yes

Not at this time

No, they are scattered throughout the day

No, they leave at varying times

The Town traffic consultant report in the EIR

The bike lane was designed using the Town code

Yes

Neighborhood Outreach Meeting 4:30pm
PLEASE PRINT 1/30/17

LAMB PARTNER'S PRESENTATION
Los Gatos Commons (1 of 2)

Name	Address	UNIT #	Email	Phone
SHIRLEY RYAN	B215		shirleyryan2001@gmail.com	408-353-2286
Patty Levis	D143		PLEEL38@yahoo.com	408-891-0020
Marge Wagner	B222			
Barbara Jones	W 243			395-0502
Wanda Weber	P 148			
Yvonne Kladen	A 102			
Virginia Carr	A 101			
Kathy Gray	241			
Bobbae Tary	243			
Betsy Sicker	C137			
Lorraine George	231			
Suzanne Noble	A38			
Sam Samuels	238			
Joan Larson	114			
Doris Medler	126			
Joan Francisco	159			
Marjella Kney	240C			
Victor Denison	A 208			
Mary Robinson & Jo Weber	221			
Thomas Dunn	420, Unit #1		tdunn@vintage2213.com	
Spark Krinner	420, Unit #1		mylocall@jones.com	
Rosemary Harper	154E			
Terry Harper	154E		terryh22	

~~PLEASE PRINT~~

(? 408-492-0932 Nick)

408 472

0912

LAMB PARTNERS PRESENTATION
Los Gatos Commons (2 of 2)

LAMB PARTNERS PRESENTATION
Los Gatos Commons (2 of 2)

[illegible]

401-405 Alberto Way Neighborhood Open House
SIGN-IN SHEET

Jan. 30, 2017 - 6pm Meeting

PDLG

Name: Jannette Scott Email: gatosbella@gmail.com
Address: 420 Alberto #18 LG Phone: _____

Name: Andie Rich Email: _____
Address: pueblo de los Gatos Phone: _____

Name: Paulette Sato Email: _____
Address: 420 Alberto way #26 Phone: _____

Name: Nickie Rolle Email: Nickie_Rolle@yahoo.com
Address: 420 Alberto way #4 Phone: _____

Name: Sherry Burke Email: sherry175@prodigy.net
Address: 420 Alberto way #49 Phone: _____

BV

Name: Melanie Kemp Email: _____
Address: 174 Cursta de Los Gatos Phone: _____

BV

Name: Jesse C. Ralph G80 Email: SEC58@ATT.NET
Address: 154 Massicours LG 95032 Phone: 415 307-0608

PDLG

Name: Bob Burke Email: bob.burke@gmail.com
Address: 420 Alberto way Phone: 408 896 7856

Name: _____ Email: _____
Address: _____ Phone: _____

Name: _____ Email: _____
Address: _____ Phone: _____

Name: _____ Email: _____
Address: _____ Phone: _____

Name: _____ Email: _____
Address: _____ Phone: _____

Name: _____ Email: _____
Address: _____ Phone: _____



Agenda for March 20, 2017 Neighborhood Outreach Meetings

Neighborhood Outreach Table of Contents

1. March 20, 2017, 4:30 pm, Open House outreach at Los Gatos Commons
2. March 20, 2017, 6:30 pm, Open House outreach at Los Gatos Commons

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405 Alberto Way, Los Gatos, Ca.
Updated & Revised Site and Building Plans – March 9, 2017
Summary of Planning Commission & Neighbor Comments to Applicant on August 24, 2016

PC & Neighbor Comments

Buildings are too large

Buildings are too massive

South building too close to Alberto Way

North building too close to residential neighbor

Buildings are too tall
north side

Buildings lack neighborhood style and “small town” feel

Building massing is inappropriate

Western foothill view corridor blocked

Tower roof elements too tall

7 surface parking stalls are inappropriate

Revision in New Plans

Building size reduced from 92,000 sf to 83,000 sf

Buildings combined into one building and moved to rear setback

Building pushed back an additional 60 feet from Alberto Way

Building repositioned 10 feet further away from Las Casitas neighbor

Building reduced in height by 5.5 feet on south side and the 6.0 feet on the

Building redesigned to articulate neighborhood
roof-lines and to emulate prominent
architectural character in buildings like Palo Alto
Medical, Hotel Los Gatos, 100 LG Sar Rd

Building & Entry redesigned to showcase first
floor massing in both coloring and materials

Redesigned the building by moving the building
back on the site, reduced the height by 6.0 feet,
decreasing the foothill view areas blocked in the
prior design

Tower roof elements eliminated and provided visual prominence to the
building entry

Site redesigned to allow for 42 surface parking spaces

Parking should be reduced	New on-site parking supply reduced by 58 spaces from 390 stalls to 332 stalls
Concern with construction staging in street	Reduced parking garage footprint below ground allows all staging to be on site. This is a benefit for pedestrians, automobiles and emergency vehicle access and safety
Traffic safety measures on Alberto Way & Rt. 9	Widened and straightened Alberto Way to provide easier access for emergency vehicles and a new bike lane. Both streets to comply with the Complete Street Ordinance
North facing balcony was intrusive to neighbor	Removed the balcony facing north toward Las Casitas neighbor. All balconies are facing only east towards Alberto Way
Reduced off-haul trips during excavation timeline	Building repositioned to allow construction staging on site as well as a reduction in the off-haul from 8 weeks down to 6 weeks

Revised Project Construction Details for 405 Alberto Way
Updated and Revised February 27, 2017

General Construction Timeline:

- Project construction will occur in a single phase with construction commencing in early spring 2018.
- All construction staging to occur on site.
- The construction timeframe is 14-16 months including all phases from the start of demolition to the completion of all site work.
- Strict Safety measures will be implemented (i.e. minimum of 2 flagmen positioned on Alberto Way during grading and construction, and weekly Community Meetings open to all residents) will ensure rapid ingress/egress of emergency vehicles on Alberto Way and open communication of all Construction processes to residents.

Site Grading:

- The project will require excavation and shoring to accommodate a 2-story underground parking structure.
- See attached export details and route map of dump-truck travel.
- The General Contractor will implement Dust Control Measures which meet the Town standards.
- Estimated timeline for excavation, grading and shoring is 3 months.

Underground Garage Construction:

- This phase will include digging footings, preparing the pad, installing drainage and undergrounding, and waterproofing.
- This phase will also include installation of rebar and structural materials to accommodate the concrete floors and sides of the parking structure.
- The top of the parking structure will be the foundation of the building.
- Our General Contractor will work closely with our Structural, Civil and Geotechnical engineers to incorporate the highest construction standards to meet building codes.
- Estimated timeline for this phase is 4 months.

Core & Shell Building Construction:

- This phase will include structural, flooring, skin and roof.
- All connections to public utilities.
- Estimated timeline for this phase is 6-8 months.

Site Work:

- On-site finished hardscape, concrete sidewalks and paving.
- Landscape including all trees and plants.
- Outside meeting area arbors.
- Estimated timeline is 1 month.

Offsite Work:

- This work will be done during the Core & Shell work noted above.
- Estimated timeline for completion is concurrent with Core & Shell.

Completion of Construction

- This project is estimated to be completed by Spring/ Summer 2019.



Updated: February 27, 2017

Revised Project Construction Export Details for 405 Alberto Way:

Based on the original design submitted to the Town on July 13, 2016, this project required a total of 69,700 cubic yards of cut; thus, resulting in 6,970 truck trips or 8 weeks of off haul.

With the new design of this project, this project will now require a total of 53,451 cubic yards of cut and all construction staging can occur on site. One large dump truck can carry 10 cubic yards or 11 cubic yards (with a small diaper trailer); therefore, 4,859 to 5,345 truck trips would be generated. Based on construction industry standards, 200 loads a day would take 24-27 work days plus a few more days for the potential of slow production. Therefore, it is reasonable to expect that the total export of 53,451 cubic yards would take 27-30 work days, M-F or 5.5 to 6 weeks. This results in a reduction of over 2 weeks of off haul. See attached haul routes.

